

Southern Carolina Industrial Campus

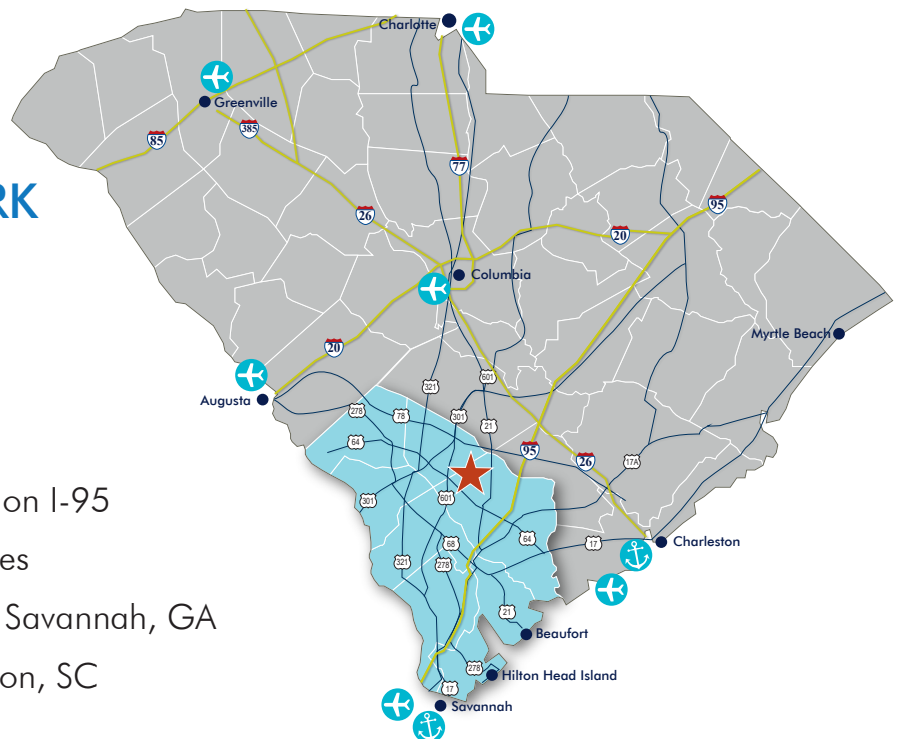
1369 Acres | 554 Hectares

314 Commerce Parkway, Just off Exit 38 on I-95 | Early Branch, SC



NEWLY DEVELOPED 1,369-ACRE INDUSTRIAL PARK

- CSX Rail on Site
- Foreign Trade Zone
- Additional 3,790 Acres Available
- Shovel-Ready, Due Diligence Completed
- Located less than 5 minutes from Exit 38 on I-95
- Reliable Utility Service at Competitive Rates
- Close to the Ports of Charleston, SC and Savannah, GA
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA



*The information contained in this flyer has been obtained from both public and private sources and is deemed reliable at the time of publication.
To further verify this information, please speak directly with SouthernCarolina Alliance at (803)541-0023*

Please contact SCA at 803-541-0023 or kmaxwell@southerncarolina.org | www.southerncarolina.org

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DUE DILIGENCE COMPLETED:

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase 1 Environmental Site Assessment (ESA)
- Topographical Survey
- Wetlands Delineation

PROPERTY SALE PRICE: \$20,000 to \$40,000 Per Acre

PROPERTY INFORMATION:

County:	Hampton	Elevation Range:	75' to 90' (23 m to 27 m)
City Limits:	Outside	Primary Soil Type:	Fine Sand
Tax Map ID:	185-00-00-010	Flood Zone:	None
Site Size:	1,369 Acres (554 HA)	Foreign Trade Zone:	Yes
Additional Land:	3,790 Acres (1,534 HA)	Multi County Property:	Yes
Zoning:	Industrial	SC State Certified Park	
Current Land Use:	Timber		

TRANSPORTATION ACCESSIBILITY

Interstates:	I-95: Just off Exit 38 I-26: 50 Minutes I-16: 55 Minutes
Access Hwy:	Highway 68
Ports:	Savannah: 50 Minutes Charleston: 70 Minutes
Commercial Airports:	Savannah International: 55 Minutes Charleston International: 65 Minutes Columbia Metropolitan: 110 Minutes
Civil Airports:	Hampton County: 10 Minutes Allendale County: 25 Minutes Colleton County: 25 Minutes

UTILITIES/SERVICES

Water Service: Lowcountry Regional Water System Line Adjacent to Site 10" (25 cm) Line Capacity: 244,000 gpd (923,640 lpd), Upgradable
Wastewater System: Lowcountry Regional Water System Line Adjacent to Site 10" (25 cm) Gravity Line Capacity: 364,000 gpd (1,377,889 lpd), Upgradable
Natural Gas Provider: Dominion Energy Line Adjacent to Site 4" (10 cm) Line 60 PSI
Primary Electricity Provider: Dominion Energy Secondary Electricity Provider: Palmetto Energy 23 kV Distribution 115 kV Transmission
Telecommunications Provider: Century Link / Hargray Palmetto Rural Telephone Company Fiber Optic Cable
Fire Department: 4 Miles (7 km) ISO Rating: 5

WORKFORCE PROFILE

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	79,154	192,680	620,494
Workforce	33,093	92,777	308,124

Source: South Carolina Power Team, January 2026

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